

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

CALDWELL COUNTY

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and issued pursuant to judgment decree(s) of the District Court of Caldwell County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on September 8, 2026, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in October, 2026, the same being the 6th day of said month, Pursuant to Texas Property Tax Code 34.01, and as further provided in the Resolution To Allow Online Auctions For Tax Foreclosure Sales And To Adopt Rules Governing Online Auctions adopted by vote of Commissioners Court of Caldwell County, Texas, on August 24, 2021 and recorded as instrument number 2021-007029 in the Official Real Property Records of Caldwell County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://caldwell.texas.sheriffsaleauctions.com>, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, and will proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Caldwell and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
1	DCTAX-24-0104 05/05/25 15000 FM 1322, Luling	51323 SEPTEMBER 08, 2026	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. LORENZO MILES	1.00 acre, more or less, situated in the Gerron Hinds Survey Abstract 13, Caldwell County, Texas, as described in deed dated October 3, 2005, from Willie Joe Watts etux to Lorenzo Miles, in Volume 438, Page 168, Official Public Records of Caldwell County, Texas. SITUS: FM 1322	\$35,660.00	\$3,178.00
2	DCTAX-24-0117 10/21/25 503 E Lamar St, Luling	25840 SEPTEMBER 08, 2026	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ANTONIO FLORES, AKA ANTONIO FLORES JR., ET AL	0.166 acre, more or less, out of Lot 3, Block 2, Josey's North Addition, an addition to the Town of Luling, Caldwell County, Texas, as described in deed dated June 25, 1974, from Luis Ayala etux to Antonio Flores, in Volume 368, Page 16, Deed Records of Caldwell County, Texas. SITUS: 507 LAMAR ST 78648-1911	\$38,800.00	\$15,949.00
3	25-0050TXA 06/24/26	20000205 SEPTEMBER 08, 2026	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ROBIN ARABIE	0.0250000, OVERRIDE INTEREST, CARTER -B- LEASE 10002048-000, OPER-CARTER CATTLE /SALT FLAT, ACRES-0.0000 SITUS: 1703 S COLORADO ST 78644-3941	\$1,442.00	\$1,442.00
4	25-0056TXA 06/24/26	20000206 SEPTEMBER 08, 2026	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. CLARENCE WATTS	0.020000, OVERRIDE INTEREST, CARTER -B- LEASE 10002048-000, OPER-CARTER CATTLE /SALT FLAT, ACRES-0.0000 SITUS: 1703 S COLORADO ST 78644-3941	\$1,154.00	\$1,154.00

(any volume and page references, unless otherwise indicated, being to the Deed Records, Caldwell County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Lockhart, Texas, September 8, 2026

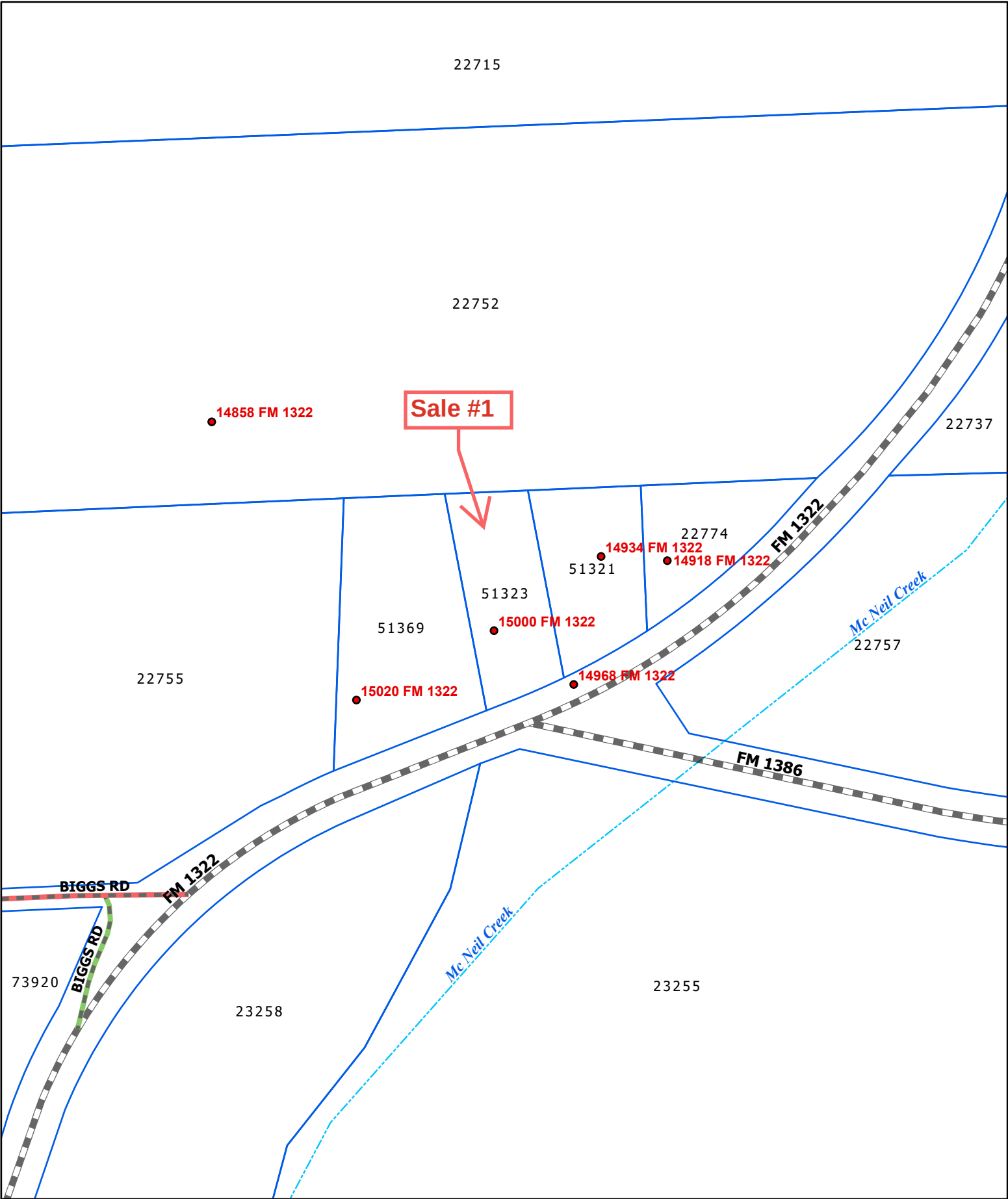
Sheriff Mike Lane
Caldwell County, Texas

By

Deputy

Notes:

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP, attorney for plaintiffs, at 5123985550X203



Suit # DCTAX-24-0104 - Sale 1
Property ID #: 51323
Location Address: 15000 FM 1322, Luling
Vacant Land

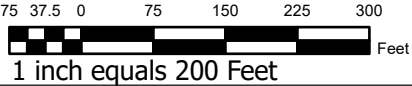
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Additionally, neither this document nor any other document provided by the City of Luling purports to authorize entry onto privately owned property.

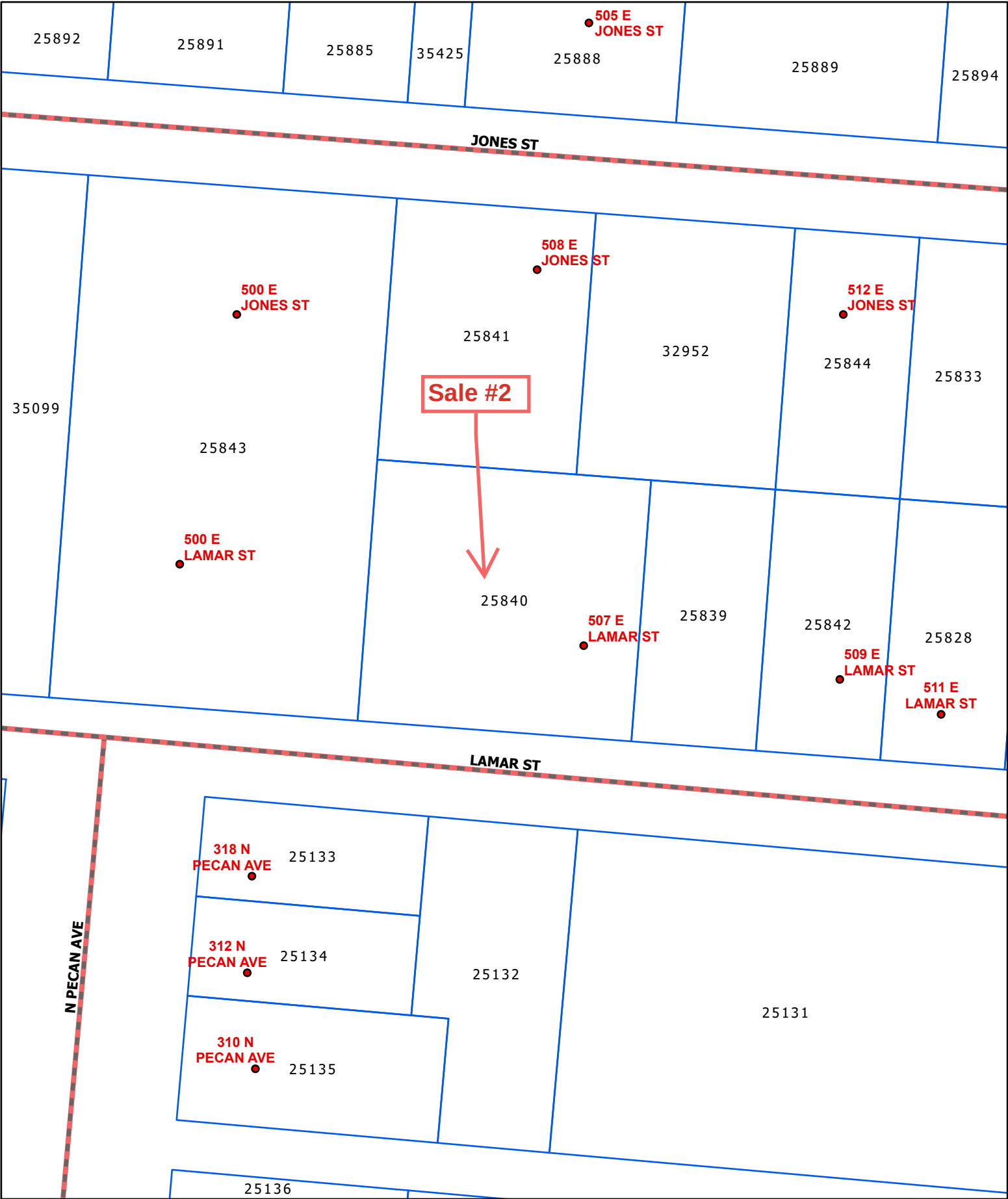
Caldwell County
Sheriff Tax Sale
October 6, 2026

Printed by Caldwell County Appraisal District
Date Printed: 9/22/2026 8:24 AM



Legend			
County Line	Streams	EASEMENT_1	RAMP_LI_TURN
Towers	Road_Centerlines	HWP_PH	STREET_COUNTY
Railroad	CLASS	PRIVATE_ROAD_DIRT	ROAD_BAD_COND
LCRA Lines	CEMETERY_STREET	PRIVATE_ROAD_GRAVEL	STREET_COUNTY
	EASEMENT	PRIVATE_ROAD_PAVED	ROAD_GRAVEL
		PUBLIC_ROADWAY	UNDVELOPED_ROAD
			Address_Number_and_Name





Suit # DCTAX-24-0117 - Sale 2
Property ID #: 25840
Location Address: 507 E Lamar, Luling
Vacant Land - MH #38687 not incld

Caldwell County
Sheriff Tax Sale
October 6, 2026

10 5 0 10 20 30 40
Feet
1 inch equals 50 Feet

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Legend

County Line	Streams	EASEMENT_1	RAMP_LI_TURN	STREET_COUNTY ROAD_PAVED
Towers	Road_Centerlines CLASS	HWP_PH	STREET_COUNTY ROAD_BAD_COND	TOLL_ROAD
Railroad	CEMETERY_STREET	PRIVATE_ROAD_GRAVEL	STREET_COUNTY ROAD_GRAVEL	UNDEVELOPED_ROAD
LCRA Lines	EASEMENT	PRIVATE_ROAD_PAVED	PUBLIC_ROADWAY	Address_Number and Name



STATE OF TEXAS §
COUNTY OF CALDWELL §

TAX SALE RULES

Tax Sale auctions are held in order to sell property that has been judicially foreclosed upon for nonpayment of property taxes. These sales are conducted at the designated location as determined by the Caldwell County Commissioners. As required by Texas statute, they are held on the first Tuesday of the given month and are published in the local newspaper also as required by statute. The following rules govern the auction.

- 1) Each Tax Sale is being held pursuant to section 34.01 of the Texas Property Tax Code and those laws govern.
- 2) All property included in the sale is being sold **AS Is – Where Is.**
- 3) All property is being sold **Without Warranty.**
- 4) All property is being sold subject to redemption rights as set out in section 34.21 of the Texas Property Tax Code.
- 5) Bidders should satisfy themselves as to the location and condition of the property PRIOR to bidding and neither the Caldwell County Appraisal District (“CCAD”) or the law firm hired by the District are responsible for providing prospective bidders access to the property or evicting tenants.
- 6) Bidders should satisfy themselves as to the status of the Title of the property PRIOR to bidding. Bidders should consult their own attorney or title company concerning the status of the title of the property BEFORE bidding. Neither the CCAD nor the law firm hired by the District can advise bidders or give bidders legal opinions as to the status of the title of the property.
- 7) Bidders are entitled to review all public documents associated with the property in question including any appraisal information normally available at the CCAD and the underlying judgment on file at the offices of the Caldwell County District Clerk.
- 8) Certain properties located within the City of Lockhart and the City of Luling MAY have additional amounts due on them for various City liens. It is the bidder’s responsibility to verify this PRIOR to bidding.

My name is _____ and I acknowledge that on the ____ day of _____, 2026, I have read and that I understand the Tax Sale Rules as set out above.

Signature

Phone: _____